



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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www.westportct.gov

To be posted in the Town Clerk's Office on Thursday, May 11, 2023, and Thursday, May 18, 2023

LEGAL NOTICE OF HEARING

Notice is hereby given that the Westport Planning and Zoning Commission will hold a Remote Public Hearing on Monday, May 22, 2023, at 7:00 P.M.

The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda will be available at www.westportct.gov on the "Meeting List and Calendar" web page one week prior to the meeting.

- 1. 606 Post Road East:** Special Permit/Site Plan Appl. #PZ-23-00219 submitted by Christina Gordon of Frederick William Hoag Architect LLC, for property owned by Equity One Westport Village Center, LLC, to apply an "Other" parking standard to a mattress store tenant to reduce parking demand to accommodate a new restaurant tenant, for a property located in the General Business District, PID# E09047000.
- 2. Text Amendment #826:** Appl. PZ-23-00268 submitted by Frederick W. Hoag Architect to add a definition to §5-2 describing tenants within a Unified Shopping Center (USC) that qualify to use the 1:400 SF parking standard in §24-11, Parking and Loading for the General Business District (GBD) and §34-5, Parking Requirements Table; to expand the list of qualifying tenants that may use the 1:400 SF parking standard to include mattress stores; and to modify §24-11 and §34-5 to also allow (USC's) on properties split-zoned GBD and Residence A to use the USC parking standards in §24-11 and §34-5. A copy of the text amendment is available on-line on the Town of Westport's website www.westportct.gov under P&Z Pending Applications & Recent Approvals and is on file in the Westport Town Clerk's Office and the Westport Planning and Zoning Office at Town Hall, 110 Myrtle Avenue, Westport and is attached to this notice.
- 3. 16 Buena Vista Drive:** Special Permit/Site Plan Appl. #PZ-23-00257 submitted by Cindy Tyminski of Moon Gardens, LLC, for property owned by James and Suzanne Jesse, to authorize grading that was performed outside of the excavation and fill exemption limit, for a property located in the residence AA district, PID# D04075000.

Dated at Westport, Connecticut on the 11th day of May and the 18th day of May 2023, Danielle Dobin, Chairwoman, P&Z Commission.

Text Amendment #826

Submitted by: Frederick William Hoag, Architect

Submitted: May 8, 2023

Received: May 15, 2023

Revised: May 9, 2023

Public Hearing: May 22, 2023

Adopted: _____

Effective date: _____

Deleted language is [~~struck out and in brackets~~]; New language is **underlined and highlighted**.

To Amend §5, Definitions, to include a new definition:

§5-2 Specific Terms

Rugs/Furniture/Mattress/Fabric Stores:

A retail establishment whose primary function is a showroom for the sale, storage, and display of Rugs, Furniture, Mattresses, and/or Fabrics.

To Amend §24, General Business District (GBD), as follows:

§24-11 Parking and Loading

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

24-11 Parking and Loading

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations. Pursuant to Special Permit approval, minimum parking requirements may be met using a Parking Management Plan per §34-4.2.

Notwithstanding the above, Unified Shopping Centers entirely in the GBD zone, **or zoned both GBD and Residence A at the time of the effective date of this section (Section 24-11) of the zoning regulations, having** frontage on the Post Road, parking shall be provided subject to the following standards:

- a. First Floor parking, 1 parking space per each 200 square feet of gross floor area
- b. Parking for areas above the First Floor, 1 parking space per each 300 square feet of gross floor area.
- c. Warehouse Storage space above the First Floor, 1 parking space per each 500 square feet of gross floor area.

- d. Basement and/or Cellar space, 1 parking space per each 500 square feet of gross floor area.
- e. Rugs/Furniture/**Mattress**/Fabric Stores on any floor, 1 parking space per each 400 square feet of gross floor area. (792 05/27/2021; 808, 03/05/2022)

To Amend §34-5, Parking Requirements Table

<p>Unified Shopping Centers in the General Business District, or zoned both GBD and Residence A as described in §24-11:</p>	<ul style="list-style-type: none"> a. First Floor, 1 space per each 200 SF of gross floor area. b. Areas above the First Floor, 1 space per each 300 square feet of gross floor area. c. Warehouse Storage space above the First Floor, 1 space per each 500 square feet of gross floor area. d. Basement and/or Cellar space, 1 space per each 500 square feet of gross floor area. e. Rugs/Furniture/Mattress/Fabric Stores on any floor, 1 space per each 400 square feet of gross floor area.
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